

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Springbank Hill, east of 85 Street SW and south of the future 19 Avenue SW. The subject site is approximately 0.52 hectares (1.28 acres) in size with approximately 73 metres and 26 metres of frontage along 19 Avenue SW and 85 Street SW, respectively. To the east lies a parcel dedicated as future Municipal Reserve which contains a regional pathway.

The surrounding development to the west across 85 Street SW is mainly comprised of single detached dwellings in the existing subdivision of the Summit of Montreux. The lands to the north are currently undeveloped and are designated MU-1f5.0h50, and the lands to the south are also undeveloped and designated M-1.

The 69 Street LRT Station is approximately 1.55 kilometres east of the subject site. The site is also within 1 kilometre from institutions such as Rundle College, Earnest Manning High School and Ambrose University. Amenities such as the Westside Recreation Centre is 1.68 kilometres away and the Aspen Landing commercial area is 300 metres north of the site.

This development permit application proposes a new mixed-use development with Dwelling Units, Retail and Consumer Service, and Restaurant: Licenced - Medium within one building. The proposed development will provide 45 dwelling units in a single, four-storey structure (17 metres in height) with 856 square metres of supporting at-grade commercial/retail use.

In 2017 the *Springbank Hill Area Structure Plan (ASP)* was adopted by Council in an effort to resolve on-going challenges to comprehensive planning in communities and to align new community growth with the *Municipal Development Plan (MDP)*. A particular focus was the 76 hectares (189 acres) south of 17 Avenue SW between 85 Street SW and 77 Street SW that was deemed underdeveloped due to topography challenges and fragmented land ownership. The adoption of the ASP spurred development interest, resulting in multiple land developers to put forth comprehensive land use and outline plan applications.

This application represents one of five development projects within the Slokker lands along 19 Avenue SW and the first application implementing the “Liveable Street” policies of the *Springbank Hill Area Structure Plan (ASP)*. The vision of the area is to provide high to medium density pedestrian-scaled developments along a modified collector street through an enhanced pedestrian environment. The proposed development achieves the policy direction of the ASP by providing street furniture, enhanced landscaping, a unique building design and a publicly accessible private amenity space establishing a sense of place.

In 2020 January, the associated land use and outline plan application (LOC2018-0085) was heard at Calgary Planning Commission at which time the outline plan was approved and the land use portion of the application went forward to and was approved at the 24 February 2020 Council meeting. The completion of 19 Avenue SW across the ravine (adjoining the subject site to the east) was an amendment of particular significance accommodating the completion of the east-west modified collector between 77 Street SW and 85 Street SW.

Currently there are many applications in different stages of the development process in the area. Directly south of this application is a proposed townhouse development (DP2019-4785) in review that shares a mutual access point with this development and to the east across the ravine, an application (DP2020-5757) proposes a multi-residential development (3 buildings) along 19 Avenue SW.

Community Peak Population Table

As identified below, the community of Springbank Hill reached its peak population in 2018, and the population has decreased.

Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,938
Difference in Population (Number)	-114
Difference in Population (Percent)	-1.1%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Springbank Hill](#) community profile.



Previous Council Direction

On 2020 February 24 at the Combined Meeting of Council, report CPC2020-1079 was presented for a proposed policy amendment to the *Springbank Hill ASP* and land use redesignation of lands that included the subject site from DC Direct Control District to multiple land use districts to accommodate mixed-use areas and medium density residential development. Council held a public hearing and gave three readings of Bylaw 10P2020 and 27D2020 with the addition of the following motion as carried by Council:

That with respect to Report CPC2019-1079, the following Motion Arising be adopted:

That Council direct Administration to direct the DP (when submitted by the applicant) be sent for review by Calgary Planning Commission in addition to the planned review by the Urban Design Review Panel.

The motion arising was in response to the community stakeholder's concerns to ensure the public realm along the community's Livable Street (19 Avenue SW) is given due consideration by both the Urban Design Review Panel and Calgary Planning Commission prior to approval of development permits that interface with this street, associated with the land use redesignations.

Planning Evaluation

Land Use

The existing MU-1f3.0h20 District is a combination of commercial and residential uses in street-oriented buildings with either commercial or residential uses at street level. The rules of the existing MU-1f3.0h20 District will provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. The

proposed development is 0.89 floor area ratio (FAR) and 17 metres in height which complies with the land use of this site.

Development and Site Design

Site and Building Design

The resulting application proposes a mixed-use building with a total of 45 dwelling units. The building is located on a parcel challenged by steep grades with the highest point at the NW corner. The site drops 5.84 metres to the east towards the NE corner property line and 2.69 metres at the south property line. Being a corner site, the building was required to be sited at the NW corner of the parcel as per the policies in the *Springbank Hill ASP* where grades are steep. In order to create flexibility and adaptation to future uses, the applicant proposes a single level main floor plate that is lowered 1.8 metres in relation to the elevation at the corner of 19 Avenue SW and 85 Street SW. Lowering the main floor plate allows for multiple accessibility options and also reduces the appearance of a large concrete wall on the south elevation adjacent to the parking providing for a more aesthetically pleasing interface to the proposed townhomes currently being reviewed (DP2019-4785) south of the subject site.

Building Massing

The residential component of the building sits on a podium of commercial/retail units with two open air passageways intended to break up the massing while providing access and views of the valley to the south of the site. Due to the grades and elevation of the main floor, the visual height of the building varies at different points as you move along the sidewalk of 19 Avenue SW and 85 Street SW. The corner cut of the building helps reduce the massing adjacent to the intersection helping to improve the gateway feature of the recessed open space.

Commercial Frontage

Commercial/retail units are proposed along the entire main floor facing 19 Avenue SW and 85 Street SW. The at-grade retail units provide full height storefront glazing, with entrances thoughtfully placed to provide for an even pedestrian circulation at the main level.

Building Materials

The building utilizes a variety of materials in a neutral and contrasting manner, which includes white stucco, a mix of grey and white Hardi board siding. Cedar coloured aluminum panels and soffits and red-brown brick on the main floor add warmth to the design. Windows and balcony railings with glass inserts are outlined in black to punctuate their features and provide visual interest.

Public Realm and Outdoor Amenity Spaces

A large landscaped outdoor amenity space is proposed at the corner of 19 Avenue SW and 85 Street SW. The space enhances the corner of the intersection and provides a gateway like feature into 19 Avenue SW that can be programmed for a variety of activities. The terraced landscaped areas that outline the amenity space are designed to be used for passive recreation use and provides an auditorium type setting. Additionally, benches are proposed along 19 Avenue SW for pedestrians to pause and gather.

Landscaping

A variety of soft and hard landscaping is provided throughout the site. Ornamental trees such as Amur Maple trees are placed at key high traffic areas such as entrances and along the public sidewalk. Within the surface parking area, Baron Manitoba Maple is proposed to provide shade and visual interest in the midst of the surface parking area. Landscaped areas adjacent to

19 Avenue SW provide a variety of shrubs, trees and ornamental grasses. Hard landscaping throughout the main floor of the building is proposed to have a patterned paving.

Pedestrian Connections

To connect the development with its surrounding area, the proposed design allows for multiple pathways and pedestrian connections to the development and the proposed townhouse complex to the south. The design of the passageways helps provide direct pedestrian connections through the building and into the surrounding area.

City Wide Urban Design

The proposed development was reviewed by the City Wide Urban Design team throughout the Corporate Planning Applications Group (CPAG) process. A number of comments were requested with regard to the design in regard to site integration, communal amenity space, commercial/retail space visibility, CPTED design, parking, accessibility and pedestrian connections.

Through submission of amended plans, the applicant was able to address the comments raised by City Wide Urban Design. A public amenity space at the corner, increased pedestrian accessibility from multiple entry points and reduction to parking were provided. Additional design considerations were also provided through high quality material on the main floor and well-lit passageways.

Urban Design Review Panel (UDRP)

Administration brought this application to UDRP on 2019 October 16. UDRP recommended that the applicant further review the integration of the building with the topography, improve the pedestrian experience within the site and on 19 Avenue SW and provide a more appropriate design, animating the northwest corner of the building. The applicant amended their design adding a public amenity space, enhanced terraced landscaping with street furniture, additional storefront glazing and passageways to improve the pedestrian experience to address concerns brought forth through the review process.

UDRP comments are contained in their entirety in Attachment 7 together with the applicant's response. Administration worked with the applicant to refine this development permit in response to the UDRP comments and the resulting revisions were deemed appropriate and sufficient.

Transportation

A Transportation Impact Assessment (TIA) was not required for this development.

Transit

The area is well served by Calgary Transit with bus stops (Routes 95, 156 and 895) which are located along 17 Avenue SW, approximately 175 metres from the site. The 69 Street LRT Station is located 1.5 kilometres (20 minute walk) away providing service to West Market Square, Westbrook Mall and the downtown core.

Motor Vehicle Parking

Parking for the residential use is provided underground, with access from the east elevation of the building close to 19 Avenue SW. A total of 48 stalls are provided underground. Surface parking is also provided to the south of the building hidden from 19 Avenue SW and 85 Street SW for the commercial/retail units. A total of 48 stalls are proposed with surface parking.

Bicycle Parking Facilities

Twenty-four Class 1 and eight Class 2 bicycle parking stalls are provided, in excess of the Land Use Bylaw requirements for the uses proposed. Class 1 bicycle storage is provided in the parkade close to the entrance of the parkade. Class 2 bicycle storage is provided in groups at the southwest side of the building along 85 Street SW.

Environmental Site Considerations

As part of the approved land use and outline plan (LOC2018-0085) for the site, a Biophysical Impact Assessment (BIA) which provides an assessment of existing site conditions was submitted, reviewed and approved by Calgary Parks.

Utilities and Servicing

The overall utilities for this development area were reviewed and approved with the first tentative plan (SB2020-0025) within Slokker Canada West Inc's Springbank Hill Phase 1 outline plan (LOC2018-0085). The overall utilities have capacity for the proposed development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed development permit application builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential Developing Planned Greenfield with Area Structure Plan (ASP) area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The development respects the surrounding built-forms and ensures appropriate transition for existing and future developments adjacent to the subject site.

The proposal is in keeping with relevant MDP policies as the development provides for greater housing mix and choice within the community, higher densities in proximity to primary transit and optimal use of existing infrastructure.

Springbank Hill Area Structure Plan (Statutory – 2017)

The subject site is located within the Mixed-Use area as identified on Map 2: Land Use Concept in the [Springbank Hill ASP](#). The Mixed-Use area is intended to allow for a higher-density buildings with a mix of residential and non-residential uses. The proposed development is in alignment with the design and parking policies of the ASP. Being on a corner site, the building design is oriented towards both public streets and provides an appropriate transition to the adjacent residential areas.

As per the *Springbank Hill ASP*, 19 Avenue SW has been identified as a Liveable Street. This street is intended to be unique in offering a sense of place through an enhanced pedestrian environment. The proposed interface of the development meets the policies in the ASP by providing multiple elements that helps enhance the street while providing a unique sense of place.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) contains the Climate Mitigation Action Plan (CMAP) and the Climate Adaptation Action Plan (CAAP), which identify actions that will reduce Calgary’s greenhouse gas emissions and manage climate risks. Administration has reviewed this application against the applicable policies for its alignment with the *Climate Resilience Strategy*.

As indicated in the applicant’s Climate Resilience Inventory form, they will be meeting the requirements of the National Energy Code for Buildings and standards for stormwater management. The applicant has modeled the project to be 1.4 percent better than the base it must be compared to. However, no specific additional measures to support the Climate Resilience Strategy have been identified at this time.

Land Use Bylaw 1P2007 (Statutory – 2007)

Administration highlights the following relaxations to the Land Use Bylaw 1P2007 in the table below. Administration has reviewed each relaxation individually and considers each relaxation to be acceptable for the reasons outlined in the table below.

Bylaw Relaxations			Administration Rationale Supporting a Relaxation
Regulation	Standard	Provided	
1374 Setback Areas	(3) For the storey closest to grade, the maximum building setback from a property line shared with a street is 4.5m for 60% of the length of the building façade that faces the street.	Plans indicate the West building setback meets the requirement for 55.4% (-4.6%) of the required 60% of the façade.	Relaxation Supported: Minor relaxation due to the building corner cut on 19 th Ave and 85 th ST SW. The building corner cut provides a valuable outdoor amenity space for the neighbourhood; and serves as a gateway for the liveable street of 19 th Avenue SW.
1340 Rules for Facades Facing a Street	(1) The length of the building façade that faces the commercial street must be a minimum of 80.0% of the length of the property line it faces. (2) In calculating the length of the building façade, the depth of any required rear or side setback areas will not be included as part of the length of the property line.	Plans indicate the length of the façade facing 85 St SW is 57.05m or 61.55% (-18.45%) of the required length of the PL.	Relaxation Supported: 85 th Street functions more as an arterial street than a commercial street. 19 th Avenue SW is more of a commercial street and emphasis has been placed on the length of the façade facing 19 th Avenue SW (Liveable street). Additionally, the break in the building façade on 85 th Street SW between the subject building and the proposed townhouses to the

			south help soften the transition between the mixed-use building and the townhouses.
1342 Rules for Commercial Uses Facing a Street	(1) Unless otherwise referenced in subsection (2), the façade of a building located on the floor closest to grade and facing a street must provide windows with unobscured glass that: (a) occupy a minimum of 65.0% of the façade between a height of 0.6m and 2.4m; and (b) where the entire area described in subsection (a) allows views of the indoor space.	Plans indicate the North and West elevations do not meet the requirement of 65% glass between 0.6m and 2.4m.	Relaxation Supported: All of the commercial uses facing both 19 th Avenue SW and 85 th Street SW provide windows with unobscured glass. The applicant has provided passageways that cut through the building which are not accounted for.